

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 20, 2007

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Legal Counsel
Jerome Schmeiser, Planning Consultant
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and there were no changes of any kind.

MOTION by PENZIEN seconded by AUSILIO to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES


3. The minutes of the previous meeting held on March 6, 2007 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PENZIEN seconded by THOEL to approve the minutes of the meeting of March 6, 2007 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **Revised Site Plan; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile Road and Romeo Plank Road; Adams McAlpine Group, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. *(Tabled from February 20, 2007)*

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of denial because the plans submitted do not meet the ordinance requirements.

Mr. Mark McAlpine, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by AUSILIO seconded by THOEL to table this matter to the Planning Commission Meeting scheduled for April 17, 2007 at the petitioner's request.

MOTION carried.

5. **Ground Sign; Jaguar Land Rover of Lakeside – Jaguar Sign;** Located on the north side of Hall Road, east of Romeo Plank Road; Section 33; Allied Signs, Petitioner. Permanent Parcel No. 08-33-352-037.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and explained that it is of a unique size because there are three separate businesses on the site, and all three want their own sign. The three signs together add up to the allowable sixty four (64) square feet. He further stated his recommendation of approval.

Mr. Patrick Stieber, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the Jaguar Ground Sign for Jaguar Land Rover of Lakeside; Section 33; Permanent Parcel No. 08-33-352-037 with the following conditions:

1. **That Section 10.0319 of the Zoning Ordinance be met.**
2. **That the surface area of one side of the sign be limited to fifteen (15) square feet.**
3. **That a \$500 cash bond be posted assuring the installation of the sign as approved.**

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MOTION carried.

6. **Ground Sign; Jaguar Land Rover of Lakeside – Land Rover Sign;** Located on the north side of Hall Road, east of Romeo Plank Road; Section 33; Allied Signs, Petitioner. Permanent Parcel No. 08-33-352-037.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item as stated in the previous matter, and stated his recommendation of approval.

Mr. Patrick Stieber, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by OLIVER seconded by ZOLNOSKI to approve the Land Rover Ground Sign for Jaguar Land Rover of Lakeside; Section 33; Permanent Parcel No. 08-33-352-037 with the following conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to eleven and one half (11.5) square feet.
4. That a \$500 cash bond be posted assuring the installation of the sign as approved.

MOTION carried.

7. **Revised Ground Sign; the Home Depot;** Located on the northeast corner of Hall Road and Heydenreich Road; Section 34; Global Commercial Investments, Petitioner. Permanent Parcel No. 08-34-351-003.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and indicated that the present sign was being moved to a new location because it currently is located in the parking lot of one of the out buildings on the site. He further stated his recommendation of approval.

MOTION by AUSILIO seconded by PENZIEN to approve the revised Ground Sign for the Home Depot; Permanent Parcel No. 08-34-351-003 with the following conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to 84 square feet.

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3. That a \$500 cash bond be posted assuring the installation of the sign as approved.
4. That a site plan be prepared by the petitioner to show that the sign will be set back 15' from Hall Road and 15' from the entrance drive.

MOTION carried.

8. **Site Plan; Retail Works Plaza;** Located on the north side Hall Road, ½ mile west of Romeo Plank; Section 32; Garfield 59, LLC, Petitioner. Permanent Parcel 08-32-400-019.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and discussed the overall site plan and its interaction with the surrounding residential neighborhood. While the plan does show a sign location for this sight, no sign is reviewed or recommended for approval at this time. He further stated his recommendation of approval of the site plan. Clerk KOEHS pointed out that the dumpster was located too close to the residential properties and needed to be moved. Member THOEL pointed out that while the plan meets the ordinance, the petitioner may want to relocate his handicap parking spaces closer to the building.

Several residents from the surrounding subdivision expressed their concerns regarding this project.

Mr. Brian Townsley, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan for the Retail Works Plaza; Section 32; Garfield 59, LLC, Petitioner. Permanent Parcel 08-32-400-019 with the following conditions:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an

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easement agreement is signed with the governing authority controlling the easement or property.

- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones (a cobblestone measuring 3-8" in diameter are allowed) or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**

That all lawn areas including the front yard, side yard setbacks, rear yards, the areas between the sidewalk and curbs, and planting beds to be planted with grass and trees and maintained. The term grass means "pre-grown grass" referred to as sod. Seeding of grass areas is not allowed. This standard is derived from the land division ordinance section 17-162A14b(11).

- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**

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9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meets with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.

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18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

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25. That all lawn areas must be developed in accordance with the zoning ordinance section 10.2402-B-6 which refers to the landscaping design standards of the Township Land Division Ordinance; Sec. 17-162-(b)(11) as amended which provides that all areas must be sodded with pre-grown grass which include the areas of the property which also includes the road right-of-way.
26. The plan be revised to eliminate the southeasterly most parking space. The revised plan indicates the elimination of the southeasterly most parking space.
27. That the 3 parking spaces along the northerly most tier of the front parking area be eliminated to provide access for emergency vehicles and personnel.

MOTION carried.

9. **MOTION by PENZIEN seconded by AUSILIO to receive and file all correspondence in connection with this agenda.**

MOTION carried.

PLANNING CONSULTANTS COMMENTS

NONE

PLANNING COMMISSIONERS COMMENTS

Clerk KOEHS informed the Commission that the review of the Township's Open Burning Ordinance was going to start on Wednesday, March 21, 2007, and the proposed amendment would be on their agenda for April 17, 2007.

ADJOURNMENT

MOTION by PENZIEN seconded by ZOLNOSKI to adjourn the meeting at 8:43 p.m.

MOTION carried.

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Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koebs, CMC
Macomb Township Clerk
Planning Commission Secretary